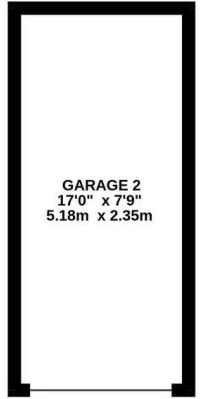
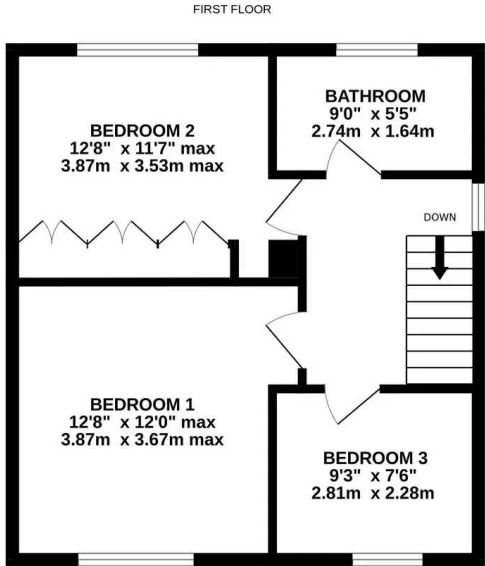
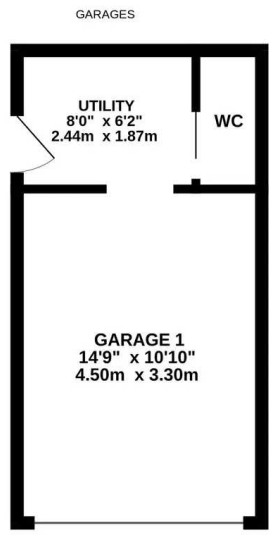
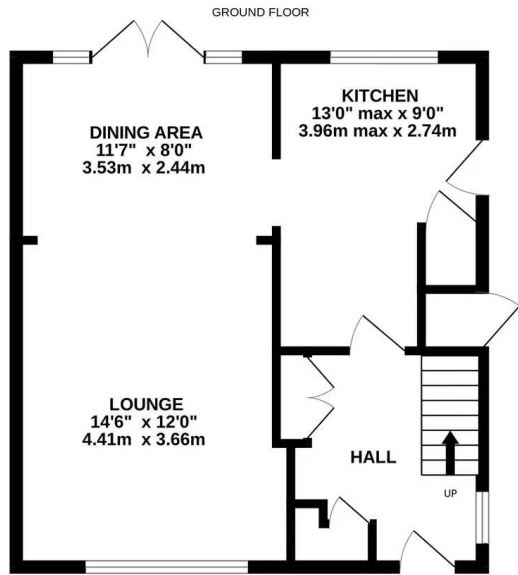




Rotherham Road, Barnsley

Barnsley

Offers in Region of **£225,000**



ROTHERHAM ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rotherham Road

Barnsley

A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY HOME WITH AN ABUNDANCE OF OFF STREET PARKING, BEAUTIFULLY LANDSCAPED REAR GARDEN AND TWO SEPARATE DETACHED GARAGES, A FORMER POLICE HOUSE THIS OFFERS GENEROUS DIMENSIONS THROUGHOUT IN A TWO STORY CONFIGURATION BEING WELL POSITIONED FOR LOCAL AMENITIES AND ACCESS TO BARNLSLEY TOWN CENTRE, OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.

- OFF STREET PARKING
- BEAUTIFULLY LANDSCAPED GARDEN
- NO UPPER VENDOR CHAIN
- TWO SEPARATE DETACHED GARAGES
- POSITIONED CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRANCE HALLWAY

Entrance gained via composite and obscured glazed door into entrance hallway. An impressive hallway with built in cupboards and seats, there are inset ceiling spotlights, a central heating radiator, solid oak flooring, staircase rising to first floor with cupboard underneath and uPVC double glazed window to the side, timber and glazed door opens through to the kitchen.

KITCHEN

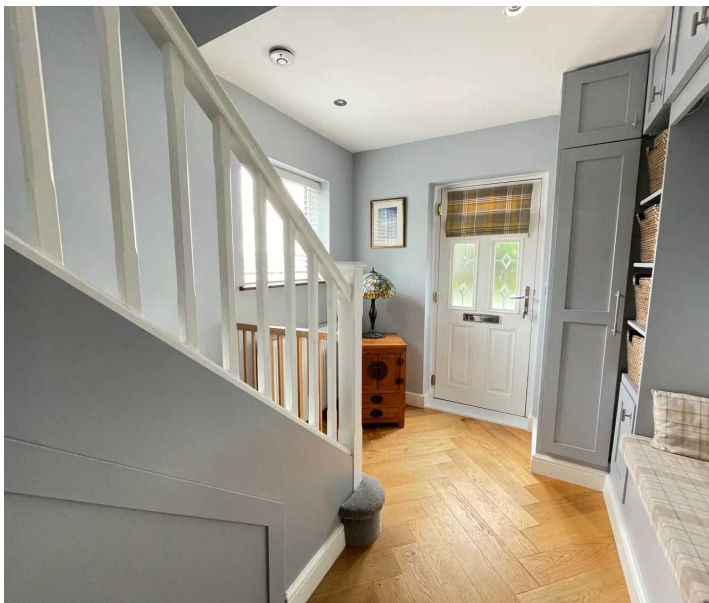
With a range of wall and base units in a wood effect with laminate worktop and tiled splash backs, there are integrated appliances in the form of stainless steel oven with four burner gas hob and chimney style extractor fan over. There is space for fridge and freezer and stainless steel one and a half bowl Franke style sink with chrome mixer tap over, the room has two ceiling lights, central heating radiator, uPVC double glazed window to the rear and uPVC and obscured glazed stable style giving access to the side of the home. A door then opens to storage pantry.

DINING ROOM

A rear facing reception space with ample room for dining table and chairs, there is ceiling light with ornate ceiling rose, coving to the ceiling central heating radiator and twin French doors in uPVC with matching glazed side panels giving direct access to the rear garden.

LOUNGE

Archway leads through to lounge, a front facing principal reception space of generous proportions with ceiling light, ornate ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.



STAIRCASE TO FIRST FLOOR LANDING

Back from the entrance hallway, staircase rising to first floor landing, the similarly impressive dimensions as seen in the entrance hallway, this has a built in storage cupboard with work top, there are inset ceiling spotlights, access to the loft via a hatch with drop down ladder and uPVC double glazed window to the side. Here we gain entrance to the following:

BEDROOM ONE

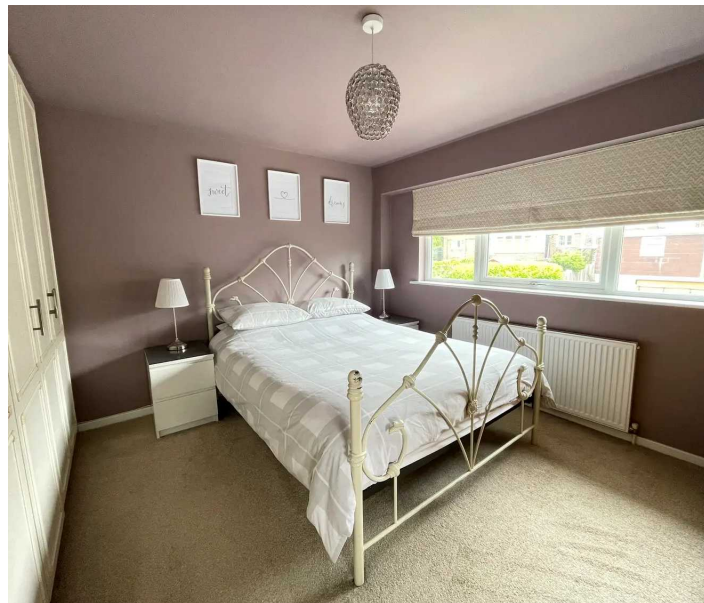
Front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM TWO

Further double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

A well sized third bedroom with built in cupboard over the bulkhead, this is currently being used a study, there is ceiling light, central heating radiator and uPVC double glazed window.





BATHROOM

A modern family bathroom comprising a three piece white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over, and P shaped shower bath with chrome mixer tap and mains fed chrome mixer shower over with curved glazed shower screen. There are inset ceiling spotlights, extractor fan, full tiling to walls, chrome towel rail / radiator and obscure uPVC double glazed window to rear.

OUTSIDE

To the front of the home there is a low maintenance gravel area and concrete driveway providing off street parking for numerous vehicles, timber gates then open to a side driveway providing further parking which in turn leads into garage.



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To the front of the home there is a low maintenance gravel area and concrete driveway providing off street parking for numerous vehicles, timber gates then open to a side driveway providing further parking which in turn leads into garage.

DETACHED GARAGE

A detached garage is positioned under a pitched roof with a remote control operated roller shutter door and further personal PVC door to the rear, there is uPVC double glazed window. The garage is separated into numerous areas including a utility space to the back, W.C. and dog shower.

REAR EXTERNAL

Behind the home is a beautifully landscaped yet low maintenance garden with the continuation of the tarmac driveway, artificial grass space and gravel beds with border railway sleepers. To the bottom of the garden there is a wood store, raised decked seating area with hard standing for shed, the garden is fully enclosed with perimeter fencing, in addition to the detached garage on site, a short distance away off Wordsworth Road, there is an additional garage on block. The garage has an up and over door and is owned by the property though sits on land leased from Barnsley Council.





ADDITIONAL INFORMATION

The EPC is a D-66 and the council tax band is B, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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